



43 Dillwyn Road, Sketty, Swansea, SA2 9AH

£325,000

Situated in the highly sought-after area of Sketty, this attractive semi-detached family home spanning 1485.42 square feet, offers spacious accommodation arranged over three floors. The property combines generous living space, making it an ideal home for families. The property is approached via an entrance porch leading into the hallway, with a ground-floor WC. To the ground floor are two reception rooms, including a bright and inviting lounge featuring a lovely front-facing bay window, while the separate dining room provides an ideal space for family meals. The well-appointed kitchen benefits from a range of fitted units and flows seamlessly into the adjoining utility area, adding further practicality to the home. To the first floor are three bedrooms and a family bathroom, with a staircase continuing to the second floor where the fourth bedroom can be found. This versatile additional room would make an excellent guest bedroom, home office or private retreat. Externally, the property benefits from an enclosed rear garden with a lawned area and a paved patio with mature shrubs. Gated access leads through to the rear driveway, providing convenient off-road parking. The location is a particular highlight, with the property well placed for the amenities of Sketty, including local shops, cafés, everyday services and excellent transport links. The area is also popular with families due to its proximity to a range of well-regarded schools. Singleton Park, Swansea seafront, Swansea city centre, Swansea University and Singleton Hospital are all readily accessible. Overall, this substantial four-bedroom semi-detached home offers well-balanced and versatile accommodation, attractive outside space and a convenient location in the popular area of Sketty, making it an excellent choice for families, professionals or those seeking a spacious long-term home.

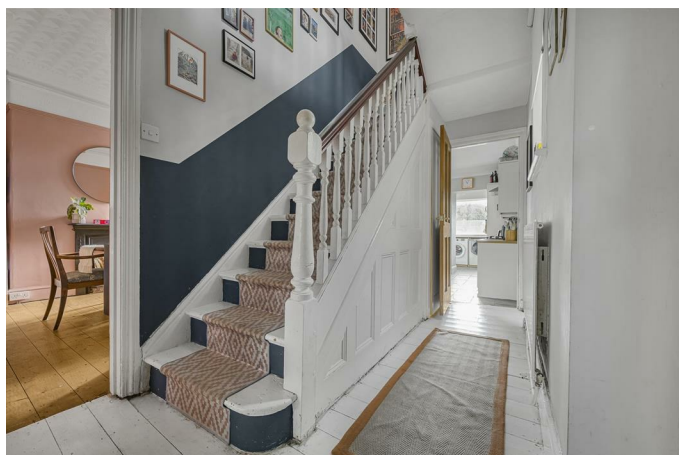
The Accommodation Comprises

Ground Floor

Porch 7'4" x 4'5" (2.23m x 1.34m)

Entrance door to front, door into the hallway.

Hall 7'10" x 6'0" (2.40m x 1.83m)



Double glazed window to side, radiator, staircase to first floor.

WC 4'4" x 2'11" (1.31m x 0.88m)

Two piece suite comprising, wash hand basin and WC.

Lounge 15'4" (into bay) x 17'8" (4.69 (into bay) x 5.40m)



The lounge benefits from a double glazed bay window to the front, along with a further double glazed window, providing plenty of natural light. The room features a radiator, attractive picture rail and coving to

the ceiling, with a charming log burner creating a warm and inviting focal point.

Dining Room 12'4" x 11'4" (3.76m x 3.45m)



The dining room is a bright and characterful space, featuring a double glazed window to the rear, attractive wooden flooring, picture rail and coving to the ceiling and radiator. The room offers a welcoming setting for both everyday dining and entertaining.

Kitchen 12'0" x 10'9" (3.66m x 3.28m)



The kitchen is fitted with a range of wall and base units, complemented by worktop space over and a 1½ bowl stainless steel sink unit, tiled splashbacks, built-in dishwasher, eye-level electric oven and four-ring gas hob with extractor hood over. Tiled flooring and a double glazed window to the side complete the space, with the kitchen opening directly into the adjoining utility area.



Utility Area 6'2" x 10'9" (1.87m x 3.28m)



With worktop space, plumbing for washing machine, space for tumble dryer, wall mounted boiler, double glazed window to rear, double glazed door to side leading to the garden.

First Floor

Landing 12'4" x 5'4" (3.76m x 1.62m)

Double glazed window to side, staircase to second floor.

Bedroom 1 15'5" (into bay) x 12'0" (4.71m (into bay) x 3.68m)



Double glazed bay window to front, wooden flooring, coving to ceiling, radiator.

Bedroom 2 12'6" x 11'7" (3.80m x 3.52m)



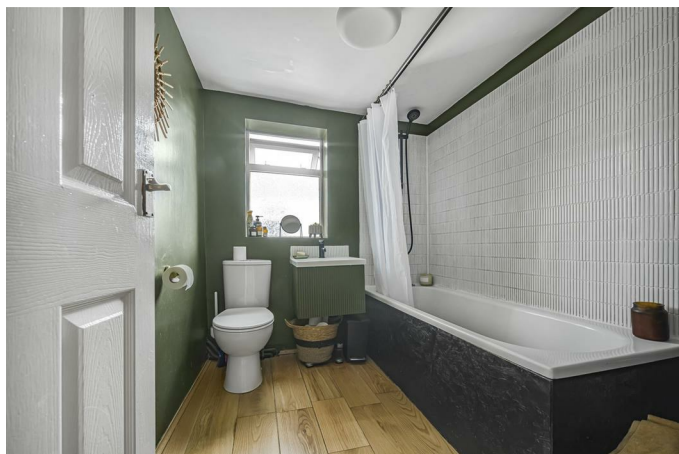
Double glazed window to rear, wooden flooring, coving to ceiling, radiator.

Bedroom 3 7'3" x 10'6" (2.22m x 3.21m)



Double glazed window to rear, radiator.

Bathroom 6'5" x 7'1" (1.96m x 2.16m)



Three piece suite comprising a bath with shower over, wash hand basin and WC. Tiled splash backs, heated towel rail, frosted double glazed window to side.

Second Floor

Bedroom 4 10'11" x 16'7" (3.34m x 5.05m)



Four skylight windows, laminate flooring, eaves storage cupboards, radiator.

Basement

Accessible from the rear and ideal for storage or conversion (subject to planning permission).

The vendor does have plans that have now lapsed

External



The property benefits from an enclosed, courtyard style front garden, predominantly laid to lawn and complemented by a pathway and a selection of mature shrubs, creating an attractive and welcoming approach to the property.

The rear garden steps down to an enclosed garden, laid mainly to lawn with a paved patio area and a selection of mature shrubs. Gated access leads through to the rear driveway, providing convenient access and off-road parking.

Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - F

Services - Mains electric. Mains sewerage. Mains Gas.
MainsWater.

Parking - Rear Parking

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 18 Mbps Superfast 193 Mbps

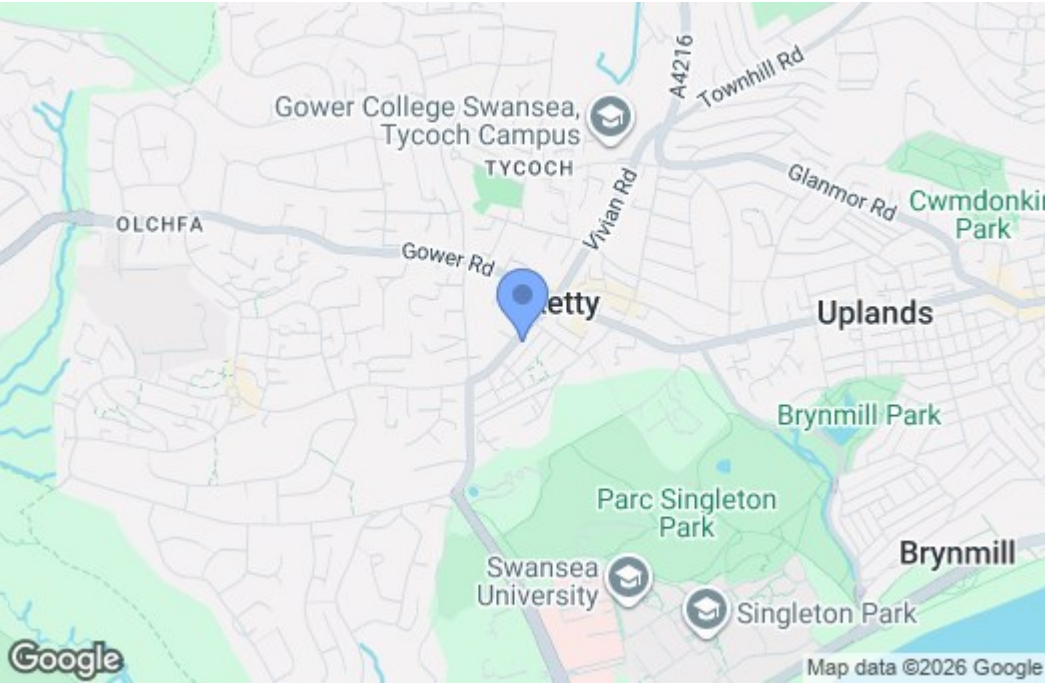
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

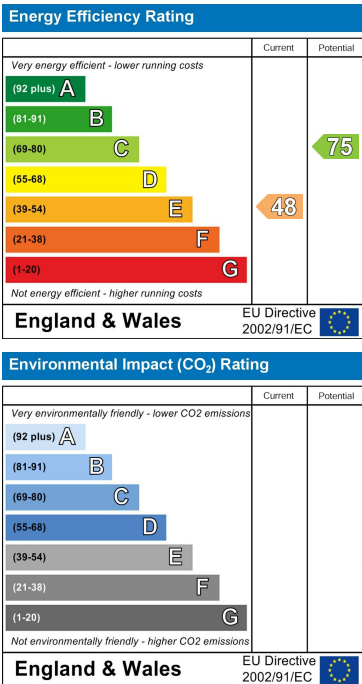
Floor Plan



Area Map



Energy Efficiency Graph



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